

June 24, 1974

A regular meeting of the Municipal Council was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Monday, June 24, 1974 at 7:00 p.m.

PRESENT:

Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
Alderman B. M. Gunn
Alderman D. A. Lawson
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

STAFF PRESENT:

Mr. M. J. Shelley, Municipal Manager
Mr. E. E. Olson, Municipal Engineer
Mr. A. L. Parr, Planning Director
Mr. James Hudson, Municipal Clerk
Mr. E. A. J. Ward, Deputy Municipal Clerk

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:

"That the Minutes of the Council meetings held on June 10th, 11th and 17, 1974 be adopted as written and confirmed."

CARRIED UNANIMOUSLY

Mayor Constable recommended that Council hold a Special Meeting at 8:30 p.m. tomorrow to deal with the report "Public Meetings - Phase 1" and the Finance By-law involving the expropriation of the Kapoor property.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN AST:

"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

His Worship, Mayor Constable, proclaimed the period between June 24th and July 1, 1974 as Canada Week.

D E L E G A T I O N S

The following wrote requesting an audience with Council:

- (a) Mr. A. S. Coghill, President, Lochdale Community Hall Association re New Floor;
- (b) Mr. C. R. Allsup re 7072 Cariboo Road.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN AST:

"That the delegations be heard."

CARRIED UNANIMOUSLY

(a) Mr. N. Wright, Vice-President of the Lochdale Community Hall Association, then spoke and made the following points in support of a request of the Association for the installation of a new floor in the Lochdale Hall:

- (1) Despite increased revenue from the rental of the Hall resulting from an active interest on the part of the public to use the facility, almost everyone complains about the poor floor in the building.
- (2) The Parks and Recreation Commission had a sum in its budget for a new floor but Council deleted the amount.
- (3) Unless the floor is renewed, there is a good chance that many will no longer continue to use the building and therefore the Association because it can not offer a good facility, can expect to lose revenue.

(4) The present floor is costly to maintain due to its condition.

It was pointed out to Mr. Wright that the Parks and Recreation Commission had included a sum in its Provisional Budget for a new floor at the Lochdale Hall but this was deleted by the Commission after receiving instructions from Council to curtail proposed expenditures.

Alderman McLean mentioned that the Parks and Recreation Commission intends to inspect the floor in question this Wednesday at 7:00 p.m.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN STUSIAK:

"That Item #8 of the Municipal Manager's Report No. 47, 1974, which deals with the request of the Lochdale Community Hall Association, be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

The following is the substance of that report:

(8) Floor in Lochdale Hall

The total cost of replacing the floor would be approximately \$3,750.00.

The Parks and Recreation Commission made many deletions from its Budget as a result of Council instructions.

It was recommended that the 1974 Budget not be amended to provide funds for a new floor in the Lochdale Hall but that the Parks and Recreation Commission be asked to consider including a sum for this work when preparing its 1975 Provisional Budget.

It was also recommended that a copy of the report be sent to the Lochdale Community Hall Association.

As a result of some questioning by members of Council, Mrs. Coghill stated that the Association collected about \$2,900.00 last year but only has approximately \$700.00 at the present time. She added that the Association pays a caretaker \$100.00 per month to look after the building.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:

"That the request of the Lochdale Community Hall Association be referred to the Parks and Recreation Commission for consideration as to the priority which should be accorded the matter of replacing the floor in the Lochdale Hall."

CARRIED UNANIMOUSLY

(b) Mr. C. R. Allsup was not present.

The following is the substance of his letter and another from his brother, Mr. W. M. Allsup, relating to the premises at 7072 Cariboo Road:

Mr. C. R. Allsup - The real grievance is over the Land Department's unwillingness to fulfill the law of contract as it relates to 7072 Cariboo Road. The property was sold to the Corporation, and included in the consideration was the right that the Allsups would continue to have the opportunity to rent the house as long as it was needed by members of the family and until such time as the property was required for park purposes. If this is denied, an application for a building permit would be made to enlarge the premises at 7030 Cariboo Road, which is owned by the Allsups. If not successful, the ombudsman will be asked to investigate the matter. Evidence of his nephew being the occupant of the house was being produced in the form of a letter from the British Columbia Medical Plan to Mr. A. F. Allsup at 7072 Cariboo Road.

Mr. Willis Allsup - His son Alan Allsup, has been residing at 7072 Cariboo Road since last fall and is desirous of continuing this arrangement. By changing the rental arrangements, the Municipality has tampered with the sale contract relating to the property. An effort is being made to maintain the premises in a good condition.

See Page 12 for the decision Council rendered on the matter concerning the Allsups.

ORIGINAL COMMUNICATIONS

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:

"That all of the below listed original communications be received and those items of the Municipal Manager's Report No. 48, 1974 which relate thereto be brought forward for consideration at the appropriate times."

CARRIED UNANIMOUSLY

Mr. Robert H. Jaggard, The Burnaby Fire Department Band, wrote to express appreciation to Council for its grant to the Band.

Mr. W. P. Wright, Assessment Commissioner, submitted a circular relating to the transition of assessment functions from their present jurisdiction to the Provincial Assessment Authority.

Item #5 of the Municipal Manager's Report No. 48, 1974, which relates to the subject of the letter from Mr. Wright, was brought forward for consideration at this time. The following is the substance of that report:

(5) Assessment Authority of British Columbia Act

It was recommended that the Assessment Commissioner be informed that Burnaby will continue to support the assessment function in the Municipality but would appreciate receiving further information as soon as practical about the many aspects of the proposed changes which will affect the Municipality.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. G. W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, wrote to advise that studies currently underway by the Planning Department of the Regional District on the Livable Region Plan will be examining the potentiality of various railway rights-of-way for transit patronage and could possibly, in 1975, examine a suggestion of the Burnaby Council concerning the matter of whether efficiencies can be effected by eliminating some railway lines in the Lower Mainland area or minimizing their use.

Mr. P. J. Larkin, City Clerk, City of New Westminster, submitted a letter expressing the appreciation of the New Westminster Council to the Burnaby Council for the latter's contribution of \$500.00 to the New Westminster Chamber of Commerce Tourist Centre.

Mr. R. S. Macdonell, Manager, New Westminster Chamber of Commerce, wrote to express appreciation for Council making a grant in the amount of \$500.00 to the Chamber for the Tourist Information Centre on Brunette Avenue.

Mr. Bruce F. Innes, Acting Chairman, B. C. Rental Housing Council, submitted a letter in which he set forth the views of the Housing Council in respect of Bill 105 (Landlord and Tenant Act).

Mr. H. F. Hoskin, President, The Westminster Regiment Association, submitted a circular requesting the assistance of Burnaby in selecting persons who have made an outstanding contribution that could perhaps qualify for an Achievement Award of the Association.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN AST:

"That the letter from The Westminster Regiment Association be referred to the School Board and to the Parks and Recreation Commission for appropriate action inasmuch as these two agencies are in the best position to determine those who might qualify for the type of award the Association will be making."

CARRIED

AGAINST -- ALDERMAN MCLEAN

Mr. and Mrs. M. Bodnariuk submitted a letter in which they outlined situations regarding horseback riding and the enforcement of speeding regulations on Willard Street from Marine Drive to Trapp Road.

Item #6 of the Municipal Manager's Report No. 48, 1974, which relates to the subject of the letter from Mr. and Mrs. Bodnariuk, was brought forward for consideration at this time. The following is the substance of that report:

(6) Willard Street from Marine Drive to Trapp Road

As for the point made concerning the watermain on Willard Street, the pipe for this main is expected to arrive during the latter part of July, 1974. Mrs. Bodnariuk has been informed of this situation and also advised that the complete resurfacing of Willard Avenue will be deferred until the watermain is installed.

Because soil conditions in the area are very poor, no consideration has been given the matter of constructing a conventional sidewalk. A chipwalk is better able to withstand the stresses caused by the conditions that are peculiar to the subject roadway.

The R.C.M.P. continues to respond to complaints concerning traffic speeding on Willard Street and horses on the sidewalk there but it is not possible to provide constant patrols.

Radar has been used but it has been noted that there is very little difference in earth tremors in relation to the speed of loaded trucks. There is an accident potential when a truck obeying the 20 m.p.h. speed limit on the street is being overtaken by a car travelling at the 30 m.p.h. limit.

The R.C.M.P. will endeavour to contact the owners of horses using the sidewalk or the stables in the area in an attempt to have them desist from the practice of the horses travelling on the sidewalk.

It was recommended that a copy of the report at hand be sent to Mr. and Mrs. Bodnariuk.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LAWSON:

"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

Mr. Roy Daniels submitted a letter in which he applied to operate a neighbourhood pub in the Municipality.

Item #18 of the Municipal Manager's Report No. 48, 1974, which relates to the subject of the letter from Mr. Daniels, was brought forward for consideration at this time. The following is the substance of that report:

(18) Neighbourhood Pubs

Since the necessary legislation relating to the subject matter has not been enacted, it was recommended that Council consider the topic of neighbourhood pubs once this legislation has been proclaimed and full particulars are available for consideration and that the request of Mr. Daniels be deferred until after Council has determined the appropriate controls it feels should be implemented in connection with the matter.

It was also recommended that Mr. Daniels be sent a copy of the report.

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN AST:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

Jan Richards, Captain, Burnaby Minor Softball Association, wrote to apply for permission to hold Tag Days on June 21st, 22nd, 28th and 29, 1974 for the purpose of raising funds with which to purchase equipment and hold tournaments for the Softball Team.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN LAWSON:
"That permission be granted to the Association to conduct its campaign on the dates indicated."

CARRIED UNANIMOUSLY

ENQUIRIES

Alderman Gunn served a Notice that he would be introducing a Motion relating to the ^{of} height of high-rises and their site coverage.

When Alderman Gunn enquired as to when a report could be expected from the Housing Committee on the question of a Municipal Housing Authority, Alderman Lawson replied that the Committee was waiting for the input of the Planning Department but was expected to deal with the matter shortly.

Mr. Parr stated that his Department should have its report for the Committee in one or two weeks time.

Alderman McLean commented that the Housing Committee should examine the cause of the housing shortage as well as other facets, pointing^{out} that immigration was one of the contributing factors to the housing shortage.

Alderman Gunn suggested that the speed bumps which have been installed in a lane in the Stride Avenue area do not seem to be having the intended effect.

He mentioned that he perhaps would introduce a formal motion relating to the matter.

Alderman Gunn asked whether any response had been received from Surrey concerning the Sweep '74 Programme there.

Alderman Gunn asked why a fence had not been built around the apartment development at Sardis Street and Grange Street, as requested a few weeks ago.

Municipal Manager replied that this could not be done because of the carpenter's strike but the area was backsloped to minimize the potential danger of people falling into the excavation.

When Alderman Lawson enquired as to whether the Motor Carrier Commission had rendered a decision in respect of an application for taxis to carry chattels up to a certain weight, the Manager replied that a report would be submitted answering the question.

Alderman Mercier mentioned that five municipal workmen had been observed painting a fire hydrant. He indicated that this was rather excessive and certainly unnecessary. He mentioned that the fire hydrant was on 17th Avenue.

Municipal Engineer replied that this was likely part of the Valve and Hydrant Maintenance Programme. He added that a foreman and two workmen are generally assigned to such projects.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Municipal Engineer contact Alderman Mercier to obtain precise details of the situation mentioned above concerning five municipal workmen being involved in working on a fire hydrant on 17th Avenue, and submit a report to Council on the matter."

CARRIED UNANIMOUSLY

he introduced
When Alderman Mercier endeavoured to have Council consider the motion/at the June 10th Council meeting regarding employables on social assistance, he was informed by the Mayor to bring this matter forward at the end of the meeting.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the Council now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

R E P O R T S

MAYOR CONSTABLE submitted a report recommending that Alderman Ast be appointed as Acting Mayor for the months of July and August, 1974.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

HIS WORSHIP, MAYOR CONSTABLE, submitted a report recommending that he be authorized to send a suitable letter to the R.C.M.P. congratulating the members of the force who were involved in the apprehension of persons in connection with an armed robbery and kidnapping at the Canadian Imperial Bank of Commerce at the Lougheed Mall in Burnaby.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Mayor be adopted."

CARRIED UNANIMOUSLY

TRAFFIC SAFETY COMMITTEE submitted reports on the matters listed below as Items (1) to (10) recommending the courses of action indicated for the reasons given:

(1) Sprott Street from Royal Oak Avenue to Canada Way

It was recommended that the left turn restriction sign at Sprott Street and Canada Way be removed.

(2) Lane at Rear of 8000 Block 10th Avenue

It was recommended that no action be taken on a request for speed bumps in the above lane but, should Council later authorize the continued installation of speed bumps, the applicant be informed so that he can make his request again.

(3) Neville Street and Buller Avenue

It was recommended that stop signs be installed on Neville Street at Buller Avenue.

(4) 3500 Block Bell Avenue and 9000 and 9100 Blocks Hunter Street

It was recommended that:

(a) parking be restricted on the West side of Bell Avenue and on the North side of Hunter Street in the interest of pedestrian and traffic safety in the captioned areas;

(b) the Parks and Recreation Commission consider the provision of a fence on the East and South sides of Bell Park.

(5) 6400 Block Marine Drive

It was recommended that no action be taken a complaint concerning accidents in the above area.

(6) Manor Street

It was recommended that no action be taken at this time to close Manor Street at Douglas Road for the reasons provided in the report.

(7) Imperial Street and Gilley Avenue (Windsor School)

It was recommended that the request for playground signing at the above location be denied at this time but, should observations during the summer indicate a need for such control, such signing be provided and a report be submitted on the matter.

(8) Canada Way at Douglas Road

It was recommended that Council concur with the proposed action of the Municipal Engineer to change the present "Information" sign beside the signal head at the above intersection to read "Right Turn on this Arrow Only", with an arrow pointing to the appropriate lens.

(9) Fell Avenue and Buchanan Street

It was recommended that an advance warning sign of an intersection be installed for the Southbound movement on Fell Avenue at Buchanan Street.

(10) Deer Lake Parking Lot

It was recommended that:

- (a) no action be taken on a request for speed bumps on Sperling Avenue at the captioned location;
- (b) the past practice of closing the Park parking lot at 10:00 p.m. be continued;
- (c) enforcement action be taken to curb what appears to be a rowdy element in the area.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Committee be adopted."

CARRIED UNANIMOUSLY

CHAIRMAN, INFORMATION BURNABY COMMITTEE, submitted a report recommending the adoption of the report the Manager submitted to Council on May 13, 1974 relating to the matter of providing information to the public, except:

- (a) that all businesses in Burnaby receive a copy of the proposed Newsletter and a business section be incorporated in the Newsletter;
- (b) that the results of the investigation by the Chief Librarian into the possibility of using the mass media to disseminate information to the public, including any approximate costs, be referred to the Committee for consideration.

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN LEWARNE:
"That the recommendation of the Committee be adopted."

CARRIED UNANIMOUSLY

MUNICIPAL MANAGER submitted Report No. 48, 1974, on the matters listed below as Items (1) to (23), either providing the information shown or recommending the courses of action indicated for the reasons given:

(1) Estimates

It was recommended that Council approve the Special Estimates of Work of the Municipal Engineer in the total amount of \$5,500.00.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(2) Fire Hose

It was recommended that Council accept the tender of Wilson and Cousins Company Ltd. in the amount of \$9,425.85 for the supply of the fire hose described in the report and that this be consummated by means of a purchase order.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN AST:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(3) Lot 265, D.L. 87, Plan 42858

It was recommended that Council authorize the execution of such documents as are required to release the redundant right-of-way over the above described property.

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(4) Broadway from Holdom Avenue to Kensington Avenue

As a result of reviewing the matter of improving the above portion of Broadway, it was recommended that:

- (a) the following work be reinitiated for the street as soon as possible:

asphaltic pavement 36 feet wide with 5-foot wide
curb sidewalks on both sides

at an estimated cost of \$106,400.00;

- (b) an amendment to the Local Improvement Construction By-Law which authorized a pavement width of 46 feet on the street plus 6-foot wide curb sidewalks be prepared to reflect the work proposed, with the rate to be 89¢ per front foot;
- (c) the said Amendment By-Law be brought forward after the work has been initiated and the necessary Construction By-Law passed in connection therewith in order to further amend the rate for the class of work to read \$1.10 per front foot.

The following points were raised in Council during consideration of the above matter:

- (1) *Since Broadway is intended to be used as a secondary highway, the Provincial Department of Highways should be consulted to ascertain its views as to the width the street should be developed.*
- (2) *Is the proposed width of 36 feet really sufficient for the expected or intended use that will be made of Broadway because it may be proven that a width of 46 feet will be required in the future?*

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN MERCIER:

"That action on the subject of the report from the Manager be deferred until answers are provided to the questions detailed above and any other relevant points."

CARRIED

AGAINST -- ALDERMAN LEWARNE
AND MCLEAN

MOVED BY ALDERMAN GUNN, SECONDED BY ALDERMAN EMMOTT:

"That staff examine the charges for Local Improvement works to ensure that no abutting owner pays any more than that which applies to projects having a maximum pavement width of 28 feet, with consideration to be given the matter of whether the construction of a sidewalk 6 feet wide provides any special benefit to the abutting owners over the normal sidewalk that is 5 feet wide."

CARRIED UNANIMOUSLY

(5) Assessment Authority of British Columbia Act

(This item was dealt with previously in the meeting.)

(6) Willard Street from Marine Drive to Trapp Road

(This item was dealt with previously in the meeting.)

(7) (a) Swangard Stadium
(b) Community Recreation Facilities Fund Act

It was recommended that:

- (1) Council concur with the action taken by the Parks and Recreation Administrator to instruct the contractor to comply with the entire specifications, including those in Schedule "D" attached to the contract with James P. Izatt, relating to the draining of the playing field at Swangard Stadium, and approve the waiving of the specific requirements of Paragraph 3(b) of the said Schedule "D" concerning Cells 1, 5, 9 and 13, as shown on Drawing No. 191-01, Revision B, if the contractor agrees to extend the guarantee period on the said Cells from 2 to 4 years;

(2) Council approve the following extras to the contract:

- (i) Repair and clean the main drain \$580.00
- (ii) Install 400 feet of 4" plastic drain pipe into main drain \$750.00
- (iii) Install two 4" drain lines above existing main line and below the Cellsystem membrane \$1,618.00
- (iv) Install automatic controlled system for sub-irrigation \$7,070.00

It was also recommended that the Treasurer be authorized to amend the application for a grant under the Community Recreation Facilities Fund Act to finance the project in order to reflect the increased estimate of \$105,000.00 that is now required.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
 "That the recommendations of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN MERCIER

(8) Floor in Lochdale Hall

(This item was dealt with previously in the meeting.)

(9) Lot 99, D.L. 4, Plan 39819 (8851 Horne Street)
STRATA PLAN APPLICATION NO. 12, 1974

It was recommended that:

(a) the above application be given tentative approval, subject to the fulfillment of the following conditions:

- (i) Compliance with Sections 3.1.1, 3.1.2, 3.1.3, 3.1.5 and 3.1.7 of "Guidelines for Residential Condominiums and Conversions".
- (ii) The provision^{of} parking at a ratio of 1.7 spaces per unit.
- (iii) The provision^{of} children's exterior play areas.
- (iv) Obtaining Preliminary Plan Approval^{for} the development.
- (v) Submitting sufficient monies to guarantee the requisite construction of all of the above facilities.
- (vi) Satisfying the requirements^{of} the Fire Prevention Officer, which are the provision of a fire hydrant and the resolution of a fire access problem.
- (vii) The submission of a written undertaking to comply in full with the provisions of Section 3.1.6 of the aforementioned Guidelines for relocating existing tenants who do not wish to purchase their units, as detailed below:
 - (I) Six months be allowed those tenants to vacate who do not wish their units.
 - (II) Existing tenants be given first refusal to purchase their units.
 - (III) A professional apartment-finding and moving service be provided for those tenants who do not wish to purchase and an amount be paid tenants who do not wish to use such services covering the cost of such services, or \$350.00, whichever is less, after receiving a statement from the applicant detailing the account of the tenants' mover and/or apartment-finder.
 - (IV) Notification by the applicant to each tenant of the tenant-protection provisions of the Landlord and Tenant Act.

- (v) The above services be made available and the notification mentioned be provided at the outset of the notice to vacate.

The following points were made in Council during consideration of the above report:

- (1) The suites involved should only be sold on the basis of the tenants voluntarily vacating them.
- (2) Approval of the application should be withheld pending advice from the Provincial Minister of Housing with respect to the adequacy of rental versus condominium accommodation.
- (3) A moratorium should be declared on all condominium conversions until the vacancy rental factor reaches 2%.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN STUSIAK:

"That action on the proposal outlined above be postponed until the meeting to be held on July 8, 1974."

CARRIED

AGAINST -- ALDERMEN MCLEAN,
GUNN AND AST

MOVED BY ALDERMAN LAWSON, SECONDED BY ALDERMAN GUNN:

"That a report be submitted to Council on July 8, 1974 offering comments on the following points:

- (A) What is the percentage of rental units in the Municipality versus home ownership, including condominiums?
- (B) What is the potential number of condominium conversions Council could expect?
- (C) What are the investment opportunities for tenants in rental accommodation purchasing their units?
- (D) How many rental accommodation units cannot meet the present condominium guidelines?"

CARRIED

AGAINST -- ALDERMAN AST

- (10) 3705, 3735, 3743, 3769, 3777, 3781 3789 and 3795 Kingsway
5620, 2610, 5570, 5550, 5540, 5530 and 5450 Boundary Road
REZONING REFERENCE NO. 32/74

It was recommended that Council authorize the Planning Department to work with the applicant for the rezoning of the above properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) toward the preparation of a suitable plan of development reflecting the features outlined in the report.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the recommendation of the Manager be adopted."

CARRIED

AGAINST -- ALDERMAN GUNN

MAYOR CONSTABLE DECLARED A RECESS AT 9:05 P.M.

THE COMMITTEE RECONVENED AT 9:20 P.M.

(11) 7072 Cariboo Road (Allsup)

As a result of reviewing the matter of the Municipality renting the above property to the Allsup family, it was recommended that:

- (a) Council's previous decision to rent the property to a person or persons other than Mr. C. Allsup be reaffirmed;
- (b) the notice to vacate the property be effective July 31, 1974;
- (c) a copy of the report be sent to both Curtis and Willis Allsup.

(19) 7072 Cariboo Road (Allsup)

The verbal agreement that was originally made with Mr. Curtis Allsup was not as broad in scope as had been indicated in his correspondence. The recollection is that Mr. Allsup's elderly mother was cared for by her daughter and both were in need of accommodation.

It was recommended that a copy of the report be sent to Mr. C. Allsup.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:

"That the recommendations of the Manager covering the above two items be adopted."

CARRIED UNANIMOUSLY

(12) Subdivision Servicing Agreement
SUBDIVISION REFERENCE NO. 33/74

It was recommended that Council authorize the preparation and execution of a Servicing Agreement for the above subdivision, particulars of which are as follows:

Subdivider

Name: Broten Construction Ltd.
Address: 8455 - 14th Ave., Burnaby 3, B.C.

Legal Description of all properties within the subdivision

D.L. 93 Blk. 9 Lots A & B Pl. 11073

3. Description of Services to be installed by the subdivider

According to Schedule "A" attached
(Note: this schedule is prepared by the Engineering Department based on the approved Engineering Design Drawings)

7405 29

4. Completion date:
The 15th day of September, 1974
6. Contractor:
Name: Harvey Construction
Address: 7050 Greenwood St., Burnaby 2, B.C.
- Contract Price:
Full Amount: \$13,185.00
8. Insurance:
Copies of all insurance policies as required in the body of the servicing agreement are forthcoming. (Note: these cover: Comprehensive General Liability, Subdivider's Contingency Liability, Completed Operations Liability, Contractual Liability and Automobile Liability. The contractor's insurance policies are acceptable if he is doing the work for the subdivider).
9. Inspection Fee:
4% of estimated price: \$600.00 A5824
10. Irrevocable Letter of Credit or Cash Bond posted with Municipality
\$15,000

MOVED BY ALDERMAN AST, SECONDED BY ALDERMAN MERCIER:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(13) Lane in Block Bounded by Canberra Avenue, Empire Drive, Dundas Street and Triumph Street

A petition for the construction and paving of the above lane was certified on May 8, 1974. At the time this was done, a grade design had not been produced for the lane but now the plan discloses that retaining walls from three to four feet in height will be required for almost the entire 200 feet of the lane's length. The estimated cost of providing the required retaining walls plus extensive clearing requirements are estimated to be approximately \$10,000.00, with the Corporation's share being approximately \$9,500.00. The total cost of the lane does not match the benefit to be derived from its construction.

It was recommended that Council not proceed with the construction of the lane in question and that the petitioners be advised of Council's decision in that regard and also be provided with a copy of the report.

MOVED BY ALDERMAN EMMOTT, SECONDED BY ALDERMAN MCLEAN:

"That action on the recommendation of the Manager be deferred until the July 8th meeting in order to allow the Municipal Engineer an opportunity to inspect the area involved ^{and} to consider the following points:

- (1) Perhaps the owners involved would be prepared to dedicate some of their properties in order to allow for a greater width of lane allowance and enable the Municipality to construct the lane at a more favourable grade than would currently prevail.
- (2) If the owners concerned are anxious to have a lane and it is found that the cost is rather excessive, then perhaps these owners might be prepared to pay a greater share than normal for the lane."

CARRIED UNANIMOUSLY

(14) U.B.C.M. Resolutions

It was recommended that the following resolutions be approved for referral to the U.B.C.M. Convention:

The Placing of Power and Telephone Transmission Lines Underground Where New Installations Are Provided.

WHEREAS it has been interpreted that the provisions of the Power and Telephone Line Beautification Fund Act presently apply only to the undergrounding of existing overhead power and telephone transmission lines and not to new installations for these services;

AND WHEREAS the current policy of continuing to provide overhead transmission lines where new installations are involved create unsightliness, despoils the landscape and is incompatible with the environment;

AND WHEREAS the gradual elimination of overhead transmission lines from developed or developing urban areas is considered desirable.

THEREFORE IT RESOLVED that the Provincial Government be requested to clarify that the cost sharing arrangement available under the Power and Telephone Line Beautification Fund Act are applicable not only to the replacement underground of existing installations, but also to the underground installation of new power, telephone and other overhead transmission lines.

Cost Sharing Arrangements With Property Owners For Underground Installation of Overhead Lines

WHEREAS the preamble to the Power and Telephone Line Beautification Fund Act provides in part:

"Whereas it is deemed to be in the public interest to encourage the underground installation of power, telephone, and other overhead transmission lines in municipal areas:";

AND WHEREAS in the long term physical and financial planning of a municipality it is deemed desirable to ultimately replace poles and overhead transmission lines with underground works on public right-of-ways;

AND WHEREAS to complement the removal from public rights-of-way of poles and overhead transmission lines the need then exists to change overhead lines on private property to underground works;

THEREFORE BE IT RESOLVED that the Power and Telephone Line Beautification Fund Act be amended to provide therein for cost sharing arrangements to be entered into with the owners of property for the purpose of encouraging the underground installation of all overhead lines.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN EMMOTT:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(15) Lane West of Atlee Avenue North of Monarch Street

It was recommended that Council:

- (a) authorize the preparation of a By-Law to close the above lane on the conditions detailed in the report;
- (b) approve the inclusion of the land involved with the adjacent municipal property for surveying and servicing purposes;
- (c) also approve the subsequent sale of the lots to be created by the closure, by public tender, when consolidation and servicing have been completed.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN AST:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(16) Parking of Commercial Vehicles on Residential Properties (Leach)

Section 13(5)(a) of the Street and Traffic By-Law indicates that no person shall park a vehicle of over 8,000 pounds gross vehicle weight for more than two hours between the hours of 1:00 o'clock in the morning and 6:00 o'clock in the morning on any street.

The appeal of Leach Masonry Limited was based on Section 6.17 of the Zoning By-Law which reads:

"6.17 Parking or Storage of Commercial Vehicles, Trucks, Trailers, Boats or Equipment in Residential Districts:

No commercial vehicle, truck, bus, contractors equipment, dismantled or wrecked automobile, boat, trailer or any similar vehicle, conveyance, craft or equipment shall be parked or stored in the open in any R or RM District, except the following which may be parked or stored in the rear yard only:

- (1) One truck or commercial vehicle not exceeding three-quarter ton rate capacity.
- (2) Trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises.
- (3) Any dismantled or wrecked vehicle for a period of not more than 30 successive days.
- (4) One boat or vessel not exceeding a length of 20 feet.
- (5) One trailer not exceeding a length of 20 feet."

If this Section was relaxed, there would conceivably be an increase in the number of delivery and cartage vehicles that would be parked on residential premises which are unsuitably developed for such a use, an increase of employees and their personal vehicles in the area and also an increase in the number of complaints from residents who would object to the presence of such vehicles in their neighbourhoods.

It was recommended that:

- (a) neither of the above two Sections be amended;
- (b) Leach Masonry Limited be informed to seek proper facilities for the storage of those vehicles in violation of Section 13.5(a) of the Street and Traffic By-Law, on the understanding that compliance with the order to stop parking the vehicle on the Property at 7606 Ulster Street overnight will be extended to July 15, 1974.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN STUSIAK:

"That action on the recommendations in the report of the Manager be deferred until the July 8th meeting and a report be submitted then indicating whether the regulation Leach Masonry Limited is violating would be enforced against recreational vehicles such as mobile and motor homes, campers, and the like."

CARRIED

AGAINST -- ALDERMEN MCLEAN,
GUNN AND LAWSON

(17) Gasoline, Fuel and Bulk Oils

It was recommended that Council accept the tender of John F. Adams and Son Limited for the supply and delivery of the above materials on the basis indicated in the report.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN EMMOTT:
"That the recommendation of the Manager be adopted."

CARRIED UNANIMOUSLY

(18) Neighbourhood Pubs

(This item was dealt with previously in the meeting.)

(19) 7072 Cariboo Road (Allsup)

(This item was dealt with previously in the meeting.)

(20) 1973 Financial Report

The formal printed version of the 1973 Financial Report was being submitted herewith.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN MERCIER:
"That the report be received."

CARRIED UNANIMOUSLY

(21) Contract #7408 - Ornamental Street Lighting

It was recommended that:

- (a) Council accept the tender of United Power Limited in the amount of \$348,619.40 for the ornamental street lighting works outlined in the report, with final payment to be based on the actual quantities used and the unit prices tendered;
- (b) the notation by the Company referred to in the report along with Part "G" of the Contractor's Rating Questionnaire be deleted.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN EMMOTT:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

(22) REZONING REFERENCE NO. 13/74

- (a) Lots 1 and 2, Block 34, D.L. 151, Plan 23484
(6338 Patterson Avenue and 6325 Kathleen Avenue)
- (b) Lot 1, Block 34, D.L. 151, Plan 6423
(6312 Patterson Avenue)
- (c) Parcel 1 Reference Plan 6092 Except Parcel "A"
Explanatory Plan 9514, S.D. "B", Block 34, D.L. 151
(6362 Patterson Avenue)
- (d) Lot 3, Block 34, D.L. 151, Plan 30859
(6388 Patterson Avenue)
- (e) Lots "A" and "B", Block 35, D.L.'s 151/3, Plan 11639
(4109 and 4121 Maywood Street)
- (f) Lot 10, Block 35, D.L.'s 151/3, Plan 1319
(6316 Kathleen Avenue)
- (g) Lot 9 Except Southeast 90 feet on Sketch 12040,
Block 35, D.L. 151, Plan 1319
(6328 Kathleen Avenue)
- (h) Lot 8, Block 35, D.L.'s 151/3, Plan 1319
(6338 Kathleen Avenue)
- (i) Lot 7, Sketch 12040 Except Part on Sketch 12041, Block 35,
D.L.'s 151/3, Plan 1319
(6350 Kathleen Avenue)

- (j) Parcel "C", Explanatory Plan 15398, Blocks 35/36,
D.L.'s 151/3, Plans 1319 and 1263
(6356 Kathleen Avenue)
 - (k) Lot 6 Except Sketch 12381, Block 35, D.L.'s 151/3, Plan 1319
(6360 Kathleen Avenue)
- (Located at the Northeasterly corner of Patterson Avenue and Maywood Street)

ALDERMAN MERCIER LEFT THE MEETING BECAUSE HE INDICATED HE HAD AN INTEREST IN PROPERTY WHICH WAS CLOSE TO THE ABOVE LAND.

It was recommended that Council approve the application to rezone the above described properties to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) for further consideration and establish the following prerequisites to the rezoning:

- (1) The submission of a suitable plan of development for the site.
- (2) The submission of a subdivision plan consolidating the subject site into one parcel and dedication of all the requisite road rights-of-way mentioned in the report.
- (3) The passage of the Road Exchange By-Law referred to in the report.
- (4) The granting of any necessary easements to the Corporation.
- (5) The deposit of monies to guarantee the provision of all municipal services necessary to service the site.
- (6) Compliance with all applicable condominium guidelines of Council.
- (7) Agreeing to the eventual closure of Patterson Avenue, as outlined in the Community Plan Area "M", and the incorporation of the future redundant right-of-way as part of Central Park, as more particularly explained in the report.
- (8) The placing underground of all electrical servicing, telephone and cable installations.

It was also recommended that the Public Hearing on the proposal be held on July 23, 1974.

It was further recommended that Council authorize the preparation of the Road Exchange By-Law referred to in the report.

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

ALDERMAN MERCIER RETURNED TO THE MEETING.

- (23) REZONING REFERENCE NO. 77/73
Lot 264, D.L. 78, Plan 35880
(6845 Loughheed Highway -- Located on the North side of Loughheed Highway
approximately 520 feet East of Sperling Avenue)

It was recommended that Council approve for further consideration the application to rezone the above described property to COMPREHENSIVE DEVELOPMENT DISTRICT (CD) and that the following prerequisites be established in connection with the matter:

- (a) The submission of a suitable plan of development for the site.
- (b) The deposit of sufficient funds to guarantee the provision of all municipal services necessary to serve the site.

- (c) The maintenance of existing substantial vegetation and mature trees where practicable.
- (d) Compliance with all applicable condominium guidelines of Council.
- (e) The placing underground of all electrical servicing, telephone and cable installations throughout the development.

It was further recommended that the Public Hearing on this rezoning proposal be held on July 23, 1974.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MCLEAN:
"That the recommendations of the Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN EMMOTT:
"That the Committee now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN STUSIAK:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

B Y - L A W S

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That:

- "BURNABY ROAD CLOSING BY-LAW NO. 5, 1974" (#6514)
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1974" (#6509)

be now introduced and that Council resolve itself into a Committee of the Whole to consider and report on the By-Laws."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1974" provides for a change in the Comprehensive Development Plans involving:

Reference RZ #67A/70

Lot 191, D.L. 4, Plan 43399

3737, 3755 and 3771 Bartlett Court

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Committee now rise and report the By-Laws complete."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN LAWSON:
"That:

- "BURNABY ROAD CLOSING BY-LAW NO. 5, 1974"
- "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1974"

be now read three times."

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Council do now resolve into a Committee of the Whole to consider and report on "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972"."

CARRIED UNANIMOUSLY

This By-Law provides for the following proposed rezoning:

Reference RZ #28/72

Lot "P" Prt., R.S.D. "M", S.D. 1, Block 3, D.L. 74S½, Plan 4355

4703 Canada Way

FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO RESIDENTIAL DISTRICT THREE (R3)

PLANNING DEPARTMENT reported that the prerequisite established by Council in connection with this rezoning proposal has been satisfied.

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the Committee now rise and report the By-Law complete."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK, SECONDED BY ALDERMAN MERCIER:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 49, 1972" be now read three times."

CARRIED UNANIMOUSLY

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974" came forward for Reconsideration and Final Adoption. This By-Law provides for the following proposed rezoning:

Reference RZ #59/72

- (a) Lots 2 and 3 Except Part on Plan with By-Law 30078, D.L. 94, Plan 440
- (b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 117
- (c) Lots 1 and 2, Block 1, D.L. 94C, Plan 7150

5667, 5633 Kingsway; 6616 Elgin Avenue and 5607 Kingsway;
6643 Dufferin Avenue and 5691 Kingsway

The Southerly 188 feet of the above described properties:
FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4)
TO COMMUNITY COMMERCIAL DISTRICT (C2)

The remainder to PARKING DISTRICT (P8)

PLANNING DEPARTMENT reported that the prerequisites established by Council in connection with the rezoning proposal have been completely satisfied.

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"That "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 6, 1974" be now reconsidered and finally adopted, signed by the Mayor and the Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:
"That "BURNABY EXPROPRIATION BY-LAW NO. 1, 1974" be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED

AGAINST -- ALDERMAN MERCIER

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN MCLEAN:

"That the motion relating to the removal of employable persons from the welfare rolls, as introduced by Alderman Mercier on June 17, 1974, be considered as an item of New Business."

CARRIED

AGAINST -- ALDERMAN AST

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LEWARNE:

"WHEREAS there are many employable persons on social welfare within the District of Burnaby; and

WHEREAS some of the Lower Mainland Municipalities have taken action to reduce in number these employable persons; and

WHEREAS there is every possibility that these employable persons may apply for social assistance within the District of Burnaby;

THEREFORE BE IT RESOLVED that all employable persons between the ages of sixteen (16) and forty (40) be removed from the District of Burnaby Human Resources rolls for the period from the First day of July, 1974, to the Thirtieth day of September, 1974 (both inclusive)."

IN FAVOUR -- ALDERMAN MERCIER

AGAINST -- ALDERMAN AST,
EMMOTT, GUNN,
LAWSON, LEWARNE,
MCLEAN AND STUSIAK

MOTION LOST

MOVED BY ALDERMAN LEWARNE, SECONDED BY ALDERMAN MERCIER:

there
"That a report be submitted to Council on the matter of whether / may be possible abuses of the opportunities available for social assistance, including reference to a situation where a check should be made to ensure that persons on welfare try, on a regular basis, to seek employment and, if not successful, then they should produce evidence that they have not been accepted for employment before they can remain on the social welfare rolls."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MCLEAN, SECONDED BY ALDERMAN LAWSON:

"That the Council now resolve itself into a Committee of the Whole "In Camera"."

CARRIED UNANIMOUSLY